



# FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



## AGENDA

### Wednesday July 13, 2011

APPROVED: \_\_\_\_\_

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### NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: [PlanningandZoning@frederickcountymd.gov](mailto:PlanningandZoning@frederickcountymd.gov)

### UPCOMING MEETINGS

#### Planning Commission Meetings/Workshops

(1<sup>st</sup> Floor Hearing Room, Winchester Hall)

Board of Appeals-Thursdays, July 28, 2011 Meeting @ 7:00 PM

#### *Contact*

*Development Review at 301-600-1134 for preliminary/final plats, and site plan items*

*- or -*

*Planning at 301-600-1138 for re-zonings, Ag-preservation, workshops, and public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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### 1:30 P.M.

1. MINUTES APPROVAL

2. PLANNING COMMISSION COMMENTS INFORMATIONAL

3. AGENCY COMMENTS/AGENDA BRIEFING INFORMATIONAL

4. SITE PLANS DECISION

- a) Stanford Industrial Park-Lot 31 - The applicant is requesting approval to construct a 22,575 square foot Contractor's Office and Warehouse/Storage building with 28 parking spaces on 3.51 acres. Located along Winchester Boulevard, north of Dartmouth Court. Zoned: Limited Industrial (LI), Adamstown Planning Region. Tax Map 94 / Parcel 96, AP# 11795. Tolson DeSa
- b) Xa Loi Temple - The applicant is requesting approval to construct a 4,695 square foot Place of Worship with Accessory Caretaker's Apartment, on a 33.21-acre tract. Located along Manor Woods Road, west of MD Route 85. Zoned: Agricultural (A), Adamstown Planning Region. Tax Map 95 / Parcel 187, AP# 9516. Tolson DeSa
- c) Linton at Ballenger, Section II Preliminary/Final Site Plan Revision - The applicant is requesting approval of a modification to the Townhome side yard setback from 4 feet to 3 feet in order to accommodate the builder's architecture as well as the architectural features required by the county. Located along Ballenger Creek Pike, east of Elmer Derr Road. Zoned: Planned Unit Development (PUD), Frederick Planning Region. Tax Map 85 / Parcel 44, AP# 11916. Tolson DeSa

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### 5. BICYCLE AND PEDESTRIAN PLAN

INFORMATIONAL

- a) Draft Countywide Bicycle and Pedestrian Plan – Staff will present an overview of public outreach results, draft project prioritization lists, draft plan text and draft network mapping.  
John Thomas

### 6. FOREST RESOURCE ORDINANCE AMENDMENT

RECOMMENDATION

- a) FT-11-01 - Forest Resource Ordinance (FRO) Text Amendment – A public hearing will be held for proposed FRO text amendments to reduce County FRO requirements to more closely match State Code minimum requirements. Mike Wilkins

**7:00 P.M.**

### 7. ZONING MAP AMENDMENT

RECOMMENDATION

- a) R-11-01 Richard Choate (w/ Catoctin Wildlife Preserve & Zoo) – A Public Hearing will be held for a application to apply the Open Space Recreation (OSR) floating zone on a 25-acre parcel for the purpose of expanding the existing Catoctin Wildlife Preserve & Zoo.  
Denis Superczynski